

Brentwood Planning Board

Minutes – May 16, 2013

Members Present: Bruce Stevens, Chairman Kevin Johnston
 Ken Christiansen, BOS rep Steve Hamilton
 Mark Kennedy, Alternate Glenn Greenwood, Circuit Rider Planner

7:00 Open

Motion made by Hamilton, 2nd by Johnston to give Kennedy voting rights: all were in favor.

Motion made by Johnston, 2nd by Hamilton to approve the May 2nd minutes: all were in favor.

Greenwood told the board that he spoke with Brittany Howard of Epping, regarding expanding water service down Rte 125. While she said it was logical, Epping is at capacity, and they tried to expand the availability of water in their commercial area but the town voted down the expense. If Brentwood was interested in contributing funds to expand Epping's well fields, that might be something to consider, but Greenwood does not think that is practical.

Public Hearing

7:00 pm – Site Plan Review: St. Armand - tax map 217.021.

Paperwork is in order and abutters notified from the list provided by the applicant.

Motion made by Kennedy, 2nd by Hamilton to accept the application: all were in favor.

Jim Nadeau of Nadeau Land Surveys spoke on behalf of the applicant this evening. Also present were Ted St. Armand, surveyor Mark Carpenter, and St. Armand's RE agent Ben Morrison and abutter Maureen Morrison.

Nadeau said Atlantic Pest Solutions is based out of Arundel, Maine, and they are proposing to use the site for service and monitoring, as they do a lot of business in NH. They did an existing site and boundary survey. He said they are asking for a lot of waivers from Site Plan Regulations because they are not doing any exterior renovations, or changing the impervious surfaces, drainage calculations, storm water, etc. They will add a dumpster, a holding tank for water, signage and lighting. Nadeau said they do plan on a \$150,000 renovation to the building but no additions.

St. Armand said the water in the holding tanks will be used for mixing the chemicals, as they come in a concentrated form, and use about an 8 foot by 10 foot area for storage on the ground level of the building. He said they are regulated by law on how to store the materials. He said there may be 3 to 4 ten foot flatbed trucks on site overnight, and he would like to store them in the old bays in the lower level. They will replace the roof, and would like to recycle the water that comes off it to use for the water tanks, which will gravity feed to the trucks. Employees will come in to get their paperwork daily, and those who drive the small pickup trucks for work will take the trucks home with them each night. There may be 3 to 5 full time employees on the site. He said that 60% of their work is done with solid base materials that do not use pesticides. They will rent the apartment that is within the building as a residential unit.

Greenwood's comments (on file) were discussed at this time. Greenwood said this use is a good fit for this area, and he wants a good understanding of the uses of the site on the plan. The zoning designation needs to be added to the plan. They will add the amount of space each business will use for the building, as they propose two commercial uses and the apartment. The number of employees will be added to the plan, as well as the hours of operation. Nadeau said that they had the septic inspected, and will provide the PB will a copy of the report. Hamilton asked about the drains in the floors and how they would prevent leaks from the trucks that have the pesticides. A note will be added to the plan that the drains will be plugged. St. Armand said he would give assurances that there will be no leakage of materials.

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Greenwood said they could provide a letter of any proposed use by a tenant and the square footage, and then it could be determined whether or not further review would be required. He said that is how they deal with multi-use places. Parking spaces will be delineated on revised plans.

The letter from SFC Engineering (on file) was reviewed. Stevens recommends they contact Nick Cricenti of SFC, to discuss what is required for fire protection. They will add a note to the plan that any signs and lighting will comply with town ordinances.

The applicant had submitted a waiver request for Section 8 of the site plan regulations relating to the engineer and fire consultant fees. St. Hilaire and Greenwood said that these fees are required to have the plan reviewed prior to the hearing, and that any unused portions are returned to the applicant. Because there is no site plan on file for this site, this plan needs to be reviewed by both agents. Nadeau withdrew his waiver request for Section 8.

The applicant has submitted a number of waivers (on file) to the Site Plan Regulations, and Nadeau said this is because there will be no impact occurring outside of the building, impervious surfaces, additions, paving, etc. He said this is an existing conditions plan.

Motion made by Stevens, 2nd by Hamilton to grant the following waivers to Section 9: Specific Plan Requirements.

Motion made by Stevens, 2nd by Hamilton to grant the request to waive 9.2.1 Surveyed plan Section – waive the need for the location of wetlands on the plan: all were in favor.

Motion made by Johnston, 2nd by Hamilton to grant the request to waive 9.2.5, the requirement to show proposed water mains, sewers, etc: all were in favor.

Motion made by Johnston, 2nd by Hamilton to grant the request to waive 9.4, the Erosion and Sediment control plan: all were in favor.

Motion made by Johnston, 2nd by Kennedy to grant the request to waive 9.5, the septic system requirements: all were in favor

Motion made by Kennedy, 2nd by Johnston to grant the request to waive 9.8, Erosion Control: all were in favor.

Motion made by Kennedy, 2nd by Hamilton to grant the request to waive 9.9 for a Traffic Impact Analysis: all were in favor.

Motion made by Kennedy, 2nd by Hamilton to grant the request to waive 9.10 regarding streets and roads: all were in favor.

Regarding Section 6: General Standards and Principles for Site plan Review:

Motion made by Johnston, 2nd by Kennedy to grant the request for the following waivers: 6.4 Area of use for access, parking, etc; 6.5 Grading, paving etc; 6.7 Access from public streets; 6.8 Evaluation of proposed septic and water systems; 6.9 Pedestrian and bicycle safety; 6.10 regarding storm water drainage; 6.17 regarding sidewalks and the ROW; 6.21 regarding utilities; 6.22 regarding utilities. All were in favor.

Morrison is concerned about water running from the roof onto her property and Stevens said the water needs to stay on the property, and suggested a gutter system or swale, and asked that a note be added to the plans to that effect.

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Motion made by Johnston, 2nd by Kennedy to continue this hearing to June 13 at 7 pm: all were in favor. Nadeau and St. Armand thanked the Board for their time this evening.

7:00 pm – Continued Hearing: Site Plan Review: Brentwood Route 125, LLC tax map 201.016

Applicant has submitted a request to continue to June 13.

Motion made by Johnston, 2nd by Hamilton to continue this hearing to June 13 at 7:00 pm: all were in favor.

Greenwood said the owner of Zee's Convenience, (tax map 208.006) asked if he could change the use of the store to a bar, by way of a public hearing and an affidavit, using the existing recorded plan. They would use Goody Cole's for their food and use the Goody Cole's parking area. Based on this information, members felt an affidavit could accomplish this. Stevens asked Greenwood to contact the owner.

Motion made by Hamilton, 2nd by Kennedy to support the Green Infrastructure Grant application being submitted on behalf of the Town by Conservation Chairman Rob Wofchuck. Stevens signed a letter of support.

The Board has received a request from Hayward Realty Trust, for an extension to their conditional approval to July 18th, as they are waiting for final approval from the EPA.

Motion made by Johnston, 2nd by Christiansen to grant the request to extend the CA to July 18th: all were in favor.

Motion made by Hamilton, 2nd by Christiansen to adjourn at 8:45: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board